

A Regular Meeting of the Troy City Plan Commission was held in the Troy City Offices on Tuesday July 13, 1965 at 7:30 p.m.

PRESENT: Frank L. Bedard, Vice-Chairman  
Isaac W. Robertson, Secretary  
Norman R. Barnard  
Frank Christian  
John Czarnowski  
Hilbert Hirschfield  
Sherwood E. Shaver

ABSENT: Alphonse S. Bajgier, Chairman  
Emil O. Cischke

MINUTES, JUNE 8, 1965

Motion by Barnard  
Support by Shaver

Move, that the minutes of the Regular Meeting of June 8, 1965, be approved as printed.

Yea: All-7  
Nay: none  
Absent: Bajgier, Cischke

MINUTES, JUNE 22, 1965

Motion by Shaver  
Support by Robertson

Move, that the minutes of the Special Meeting of June 22, 1965, be approved as printed.

Yea: All-7  
Nay: none  
Absent: Bajgier, Cischke

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Item 1 Carter-Miller Rezoning request to R-M, Section 36  
Mr. Miller and Mr. Elwell were present and feel this request would allow a buffer between the industrial and single family dwellings.

Motion by Czarnowski  
Support by Barnard

Move, the Planning Commission recommend to the City Commission the request of Carter-Miller to rezone property described as Lots #66 & 67, Dequindre Estates in Section 36 from R-1E and M-1 to RM-1 be denied for reason that the proposed development would not be consistent with the single family character of the surrounding area.

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Yea: All-7  
Nay: none  
Absent: Bajgier, Cischke

Item 2 Donald H. Trombley - Request to rezone NE 1/4 of NE 1/4  
Section 15  
Mr. Trombley was present and submitted a plot plan.

Motion by Barnard  
Support by Shaver

Move, that the Planning Commission recommend to the City Commission the request of Donald H. Trombley to rezone property identified as CT 335A-3 and CT 335A-4, Section 15 from R-1C to RM-1 be denied.

Yea: All-7  
Nay: none  
Absent: Bajgier, Cischke

Item 3 Mrs. Krehling - Request to rezone NW 1/4 of NW 1/4 of  
Section 2  
Mr. Green was present and requested B-1 zoning

Motion by Czarnowski  
Support by Hirschfield

Move, that the Planning Commission recommend to the City Commission the request of H. Krehling to rezone property described as S.E. corner of South Boulevard and Rochester Road from R1-D to B-1 be granted

Yea: All-7  
Nay: none  
Absent: Bajgier, Cischke

Item 4 Preliminary Plat of Troy Apartment Sub #1, Section 29  
Mr. Stollman submitted preliminary plats for street and utilities records.

Letter of City Engineer recommends approval.

Motion by Robertson  
Support by Christian

Move, that the Planning Commission recommend to the City Commission the preliminary plat of Troy Apartment Subdivision #1, Section 29 be approved subject to the review and approval of the City Engineer

Yea: All-7  
Nay: none  
Absent: Bajgier, Cischke



- Item 5      Lonnie C. Ball - Request to rezone SE corner Hickory & Livernois from R-1E to B-1, Section 27  
Mr. Moody was present and stated he has purchased the property and wants B-1 without a garage to store (12) mail delivery trucks

Motion by Czarnowski  
Support by Robertson

Move, that the Planning Commission recommend to the City Commission the request of Lonnie Ball to rezone property described as Lots #3 and #4, Greenough Heights Subdivision Section 27 from R-1E to B-1 be denied.

Yea:            Hirschfield, Czarnowski, Barnard, Shaver, Bedard, Robertson  
Nay:            Christian  
Absent:        Bajgier, Cischke

Motion carried.

Motion by Barnard  
Support by Czarnowski

Move, the Planning Commission recommend to the City Commission all property fronting Livernois between Maple Road and the I-75 freeway be rezoned to O-1 office as recommended by Vilican & Leman

Yea:            All-7  
Nay:            none  
Absent:        Bajgier, Cischke

- Item 6      Hardback - Eva Haus Subdivision - Section 25  
City Engineer was present and stated that all problems have been resolved.

Motion by Robertson  
Support by Shaver

Move, the Planning Commission recommend to the City Commission the final plat of Eva Haus subdivision be approved subject to the review and approval of the City Engineer.

Yea:            All-7  
Nay:            none  
Absent:        Bajgier, Cischke

- Item 7      Hardback - Yorkshire Subdivision - Section 25  
City Engineer stated all problems have been resolved.

Motion by Barnard  
Support by Christian

Move, the Planning Commission recommend to the City Commission the final plat of Yorkshire Subdivision be approved subject to the review and approval of the City Engineer.

Yea:            All-7  
Nay:            none  
Absent:        Bajgier, Cischke

- Item 8      Mapleview Manor Site Plan - Multiple - Section 29  
Mr. Norber and Mr. Brandt were present and concur with the Plan Commission that vacation of streets is necessary before further action can be taken.

Motion by Robertson  
Support by Hirschfield

Move, the Planning Commission recommend to the City Commission the vacation of Buckingham, Dorchester Sts. and Lots 66 through 105 inclusive, be approved

Yea:            All-7  
Nay:            none  
Absent:        Bajgier, Cischke

- Item 9      Preliminary Plat of Troy Estates Subdivision, Section 19  
Mr. Stollman and associates were present and agree with the recommendations of Vilican & Leman

Motion by Shaver  
Support by Hirschfield

Move, the Planning Commission recommend to the City Commission the preliminary plat of Troy Estates Subdivision, Section 19, be approved subject to the review and approval of the City Engineer and subject further to the following changes being made prior to submitting the plat to the City Commission as agreed to by the petitioner (1) Lots 7, 66, 67, 68, 69, 207, 208, 209 & 210 should meet minimum lot width (2) Kerry Drive should be moved to lengthen offset (3) Kristin Drive should be continued to the west and Scott Drive end at Dristin (4) Outlot A should have Boulder Dr. as a possible street continuance.

Yea:            All-7  
Nay:            none  
Absent:        Bajgier, Cischke



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Item 10     Preliminary Plat of Beach Road Subdivision - Section 7  
              Mr. Kemnitz was present

Letter of Troy School District suggesting a need for future sidewalks along Beach Road.

Motion by Robertson  
Support by Christian

Move, the Planning Commission recommend to the City Commission the preliminary plat of Beach Road Subdivision be approved subject to the review and approval of the City Engineer

Yea:            All-7  
Nay:            none  
Absent:        Bajgier, Cischke

Item 11     Preliminary Plat of Piedmont Industrial Park - Section  
              26 & 27  
              Mr. Dammon was present and discussed the additional 10'  
              required to meet dedicated ROW

Motion by Christian  
Support by Robertson

Move, that the Planning Commission recommend to the City Commission the preliminary plat of Piedmont Industrial Park Subdivision in Section 26 & 27, be approved subject to the review and approval of the City Engineer and subject further to the following changes being made prior to submitting the plat to the City Commission: (1) addition 10' be dedicated for ROW along Piedmont Street (2) set back shown on property line along Stephenson Hwy.

Yea:            All-7  
Nay:            none  
Absent:        Bajgier, Cischke

Item 12     Hardback - Coachlite Estates #1 - Section 20  
              Petitioners were present.

Motion by Barnard  
Support by Robertson

Move, the Planning Commission recommend to the City Commission the final plat of Coachlite Estate #1, Section 20 be approved subject to the review and approval of the City Engineer

Yea:            All-7  
Nay:            none  
Absent:        Bajgier, Cischke

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- Item 13 J.W.S. Corp. to rezone from R-1B to B-2 - Section 16  
Mr. Davis and Mr. Sullivan were present and requested  
to amend their request from R-1B to B-3

Motion by Barnard  
Support by Christian

Move, that the Plan Commission recommend to the City Commission the request of J.W.S. Corporation to rezone North 1/2 of property described as CT371, Section 16 from R-1B to B-3 be granted.

Yea: All-7  
Nay: none  
Absent: Bajgier, Cischke

- Item 14 Clippert request to rezone from R-1E to Business  
Section 27  
No one appeared on behalf of the request

Motion by Barnard  
Support by Hirschfield

Move, the Planning Commission table to the next Regular Meeting the Clippert request to rezone in Section 27

Yea: All-7  
Nay: none  
Absent: Bajgier, Cischke

- Item 15 Petition to rezone - S/P #21 from R-2 & O-1 to M-1  
Section 26  
Mr. Brackett was present and submitted a petition with  
all available property owners

Motion by Czarnowski  
Support by Robertson

Move, the Planning Commission table the request to the next Regular Meeting for further study and recommendation by the City Planner.

Yea: Bedard, Robertson, Barnard, Christian, Czarnowski,  
Hirschfield  
Nay: Shaver  
Absent: Bajgier, Cischke

Motion carried.



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- Item 16      Request of Hudson & Hudson to rezone property in the  
                 SW 1/4, Section 22 from R-1E to B-2 & P-1  
                 Mr. Hudson was present and discussed the possibility of  
                 O-1 with back parking.

Motion by Robertson  
Support by Christian

Move, that the Planning Commission recommend to the City Commission the request of Hudson & Hudson to rezone property described as Lots 140 through 145 and Lots 137 through 139, Eyster's Beaver Gardens Subdivision, Section 22 from R-1E to B-2 & P-1 be denied

No vote taken

Amendment by Shaver  
Support by Barnard

Recommend the parcel in question be zoned to O-1 Office as per recommendation of Vilican and Leman

Yea:            Barnard, Christian, Czarnowski, Hirschfield, Shaver,  
                 Bedard  
Nay:            Robertson  
Absent:        Bajgier, Cischke

Amendment carried

Motion by Robertson  
Support by Christian

Move, that the Planning Commission recommend to the City Commission the request of Hudson & Hudson to rezone property described as Lots 140 through 145 and Lots 137 through 139, Eyster's Beaver Gardens Subdivision, Section 22 from R-1E to B-2 & P-1 be denied but recommend the parcel in question be zoned to O-1 Office as per recommendation of Vilican and Leman

Yea:            All-7  
Nay:            none  
Absent:        Bajgier, Cischke

- Item 17      Audette request to rezone from Light Industrial to  
                 B-3 General Business approximately 40 acres west of  
                 the Tennis Club Building to build Auto Dealer complex.  
                 Mr. Audette and Mr. Colombo were present and have  
                 added 25 acres west of their original request. They  
                 propose a 90' centered boulevard for entrance into  
                 each dealership. Mr. Patterson of Birmingham Chevrolet  
                 stated they would not use light strings or banners etc.  
                 but used cars will be a part of this development.

Cont'd - Plan Commission

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Motion by Shaver  
Support by Robertson

Move, the Planning Commission recommend to the City Commission the request of Frank Audette to rezone property described as Lots 1, 2, 3, 8, 9, 10 & 11, SE 1/4 Section 29, proposed Maple-lawn Industrial Park Subdivision containing approximately 41 acres from M-1 Industrial to B-3 General Business, be granted.

Yea: Shaver, Bedard, Robertson, Christian, Hirschfield  
Nay: Barnard, Czarnowski  
Absent: Bajgier, Cischke

Motion carried.

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Invitation of Thompson-Brown Company to open house to preview a new concept of park area in a development.

Five members plan to attend

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Motion by Hirschfield  
Support by Czarnowski

Move, this meeting adjourn (11:27 p.m.)

Yea: All-7  
Nay: none  
Absent: Bajgier, Cischke